

ORDINANCE 2017-29

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 22-5 COMPREHENSIVE SIGN PLAN; 11-22-7 SIGNS PERMITTED FOR NONRESIDENTIAL USES IN SPECIFIC DISTRICTS; 11-22-10: ON SITE SUBDIVISION ADVERTISING SIGNS; AND 11-22-11 MODEL HOME ADVERTISING SIGNS BE SUBJECT TO AN ADMINISTRATIVE REVIEW

WHEREAS; The City has sign regulations in commercial zones; and

WHEREAS; The City is committed to having an effective sign permitting and review process; and

WHEREAS; The City desires to have sign permitting be an administrative review performed by City staff; and

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-22-5 COMPREHENSIVE SIGN PLAN, 11-22-7 SIGNS PERMITTED FOR NONRESIDENTIAL USES IN SPECIFIC DISTRICTS; 11-22-10: ON SITE SUBDIVISION ADVERTISING SIGNS; AND 11-22-11 MODEL HOME ADVERTISING SIGNS be amended.

SECTION 1: Language to be amended:

11-22-5 COMPREHENSIVE SIGN PLAN

A. Purpose: A comprehensive sign plan for a proposed or existing development for multi-tenant shopping centers may be approved by the planning director or his or her designee. The purpose of a comprehensive sign plan is to provide for the establishment of criteria for signs that are tailored to a specific development or location, and which may vary from specific provisions of this chapter. The intent of this section is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs. Examples of signs permitted under this section are street name signs and directional signs.

Subsections B and C remain unchanged.

11-22-7 SIGNS PERMITTED FOR NONRESIDENTIAL USES IN SPECIFIC DISTRICTS

A. HP-3, HP-2, HP-1, RE-20, R-1-12.5, R-1-10, R-1-8, R-1-8(A), R-1-8(AG), R-2, R-3, R-4, and RCC Zoning Districts:

1. All signs permitted in CCNO 11-22-6A of this chapter.
2. Signs with a total maximum sign area not exceeding twenty four (24) square feet. Such signs may be wall mounted with a maximum height of ten feet (10') and/or such signs may be freestanding according to the following:
 - a. One freestanding sign shall be permitted with a maximum height of five feet (5').
 - b. A landscaped area shall be provided, on site at the street frontage at the base of the freestanding sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.
 - c. Electronic message display signs shall be allowed only by building permit, except as provided for in subsection (1).

Subsection 1 and 2 under subsection c remain unchanged. Subsections 3 and 4 remain unchanged.

B. CP-1 And C-1 Zoning Districts:

This subsection remains unchanged.

C. CP-2, C-2 And MP-1 Zoning Districts

1. Commercial Signs: Commercial signs shall be in accordance with the following regulations:
 - a. Total Area Of Commercial Signs: The total aggregate area of all commercial signs pertaining to one or more businesses in any single building or suite shall not exceed forty percent (40%) of the front wall plane of the building or suite or two hundred (200) square feet, whichever is less, unless the portion of the building or suite adjacent to its lot's street-property line measures more than two hundred (200) linear feet. In that case, the aggregate area of all such signs on the premises may be increased in area to the rate of one square foot of sign area for each linear foot of building or suite frontage in excess of two hundred (200) linear feet. If two (2) or up to five (5) businesses occupy a single building or suite, each business shall be entitled to an equal proportional share of the total aggregate sign area and no business shall be entitled to use more than its proportionate share of the aggregate signs because another business is not using all of its proportionate share.
 - b. Freestanding Commercial Signs: Freestanding commercial signs shall not be counted as a portion of the total aggregate sign area of the premises and shall be restricted to the following:
 - (1) Number Of Signs Permitted: One freestanding commercial sign for each street upon which the lot has frontage.

- (2) Maximum Unchangeable Area: Such signs shall have a maximum unchangeable area of seventy five (75) square feet.
- (3) Proximity To Residential District: Such signs shall not be closer than thirty feet (30') to any residential district.
- (4) Minimum Setback: The minimum setback shall be ten feet (10') from behind the curb, but not in the street right of way.
- (5) Additional Area Allowed For Changeable Copy: In addition to the seventy five (75) square feet permitted for business signs, thirty (30) square feet will be allowed for a changeable copy area incorporated with the regular sign. No such device shall exceed fifty percent (50%) of the total sign copy area of the sign.
- (6) Sign Plan Required: A comprehensive sign plan shall be submitted to the Planning Department for approval in accordance to CCNO 11-22-5 of this chapter.
- (7) Permitted Signs:

(A) Monument Sign:

- (a) Monument sign is a freestanding sign whose sign face extends to the ground or to a base.
- (b) Monument signs shall have a maximum height of ten feet (10').
- (c) A monument base shall be no less than one-half ($\frac{1}{2}$) the width of the widest portion of the sign. The monument base shall not be greater than one and one-half ($1\frac{1}{2}$) times the width of the portion of the sign containing verbiage.

(B) Low Profile Sign:

- (a) Low profile sign is a sign having a maximum height of ten feet (10'), incorporated into some form of landscape design scheme or planter box with an open area from the ground to the bottom edge of the sign with dual support. Pole supports shall be clad as described in the design standards section.
- (b) Low profile signs shall not exceed ten feet (10') in height.

(C) Monolith Sign:

- (a) Monolith sign has a support or covered pole support which is the same width as the sign cabinet extending from the sign cabinet to the ground.
- (b) The monolith sign shall have a maximum height of twenty feet (20') and a maximum width of six feet (6').

(D) Pole Sign:

- (a) Pole sign shall have a double pole support cladded in the manner provided in the sign design standards.
- (b) A pole sign shall have a maximum height of twenty feet (20').

11-22-10: ON SITE SUBDIVISION ADVERTISING SIGNS

- A. Permit: A building permit is required to place signs advertising a subdivision in a residential zone.
- B. Size: No sign shall exceed thirty two (32) square feet in size.
- C. Height: No sign shall exceed five feet (5') in height.
- D. Time Limit: The length of time on site subdivision advertising signs may be permitted may be determined by the planning commission. If no time limit is established, all such signs shall be removed upon the completion of the initial sale of a house or lot of the subject subdivision.

11-22-11 MODEL HOME ADVERTISING SIGNS

Through the land use permit process required for model homes, the following parameters for signs must be followed:

- A. Number: One sign per model home.
- B. Size: No sign shall exceed twenty four (24) square feet.
- C. Height: No sign shall exceed five feet (5') in height.
- D. Illumination: Model home signs shall not be illuminated.
- E. Model Home Flags: A model home may use flags in addition to the United States Of America flag and the state of Utah flag, in the following manner:
 - 1. Number: No more than two (2) flags on the lot of the first model home and one flag on each additional lot with a model home located upon it, up to a total of four (4) lots of model homes and five (5) flags.
 - 2. Size: Model home flags shall not exceed eight (8) square feet in size.
 - 3. Height: Flagpoles shall not exceed twenty five feet (25') in height.
 - 4. Illumination: Model home flags shall not be illuminated.

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 19th day of December 2017.

North Ogden City:



Brent R. Taylor
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Satterthwaite:	___	<u>excused</u>
Council Member Stoker:	<u>✓</u>	___
Council Member Swanson:	<u>✓</u>	___
Council Member Turner:	<u>✓</u>	___
Council Member Urry:	___	<u>excused</u>

(In event of a tie vote of the Council):

Mayor Taylor ___

ATTEST:



S. Annette Spendlove
S. Annette Spendlove, MMC
City Recorder